

LAKE COUNTY BOARD of ADJUSTMENT
November 13, 2013
Lake County Courthouse Large Conference Room (Rm 317)
Meeting Minutes

MEMBERS PRESENT: Clarence Brazil, Paul Grinde, Steve Rosso

STAFF PRESENT: Joel Nelson, LaDana Hintz, Lita Fonda

Paul Grinde called the meeting to order at 4:00 pm with group assent.

Motion made by Steve Rosso, and seconded by Clarence Brazil, to nominate Paul Grinde as acting chairperson. Motion carried, 2 in favor (Clarence Brazil, Steve Rosso) and 1 abstention (Paul Grinde).

Motion made by Steve Rosso, and seconded by Clarence Brazil, to approve the Oct. 9, 2013 meeting minutes as written. Motion carried, all in favor.

The Board checked that the Sept. minutes could be approved by the members present. Joel read from the rules to confirm that a simple majority of those present at a previous meeting could approve or modify the minutes from that meeting. Steve offered two corrections. On pg. 2 in the paragraph before public comment opened, he suggested adding the word 'Map' to the end of the third sentence. In the second paragraph on pg. 3 in the 4th line down, 'development side' should read 'development site'.

Motion made by Paul Grinde, and seconded by Steve Rosso, to approve the Sept. 11, 2013 meeting minutes as corrected. Motion carried, all in favor.

ROBERTS DENSITY VARIANCE (4:06 pm)

LaDana Hintz presented the staff report. (See attachments to minutes in the Nov. 2013 meeting file for staff report.)

Clarence checked about the formerly existing trailer. LaDana clarified that it existed when the Density regulations were adopted.

Steve affirmed with LaDana that there was a home in addition to the daycare on lot 2. LaDana said there were provisions for running daycare facilities out of residential structures in state law. It was considered a residential structure and would be 1 unit. Joel added [the daycare and home] would have to be like a duplex to be considered two units.

Marc Carstens, agent for the Roberts, reiterated that the shop was not connected to water or sewer and that the applicants intended to continue with it that way. Steve asked about the access to lot 2. Marc replied that lot 2 enjoyed an 80-foot wide exclusive access and utility easement shown on the western edge of lot 1, because the driveway wobbled back and forth through the trees. If he attempted to define it strictly by the center line of the driveway, he would have a portion of a lot divided by an easement. It just seemed more appropriate to make [the easement] over width and not have to deal with that issue.

There was one primary access per lot to a county road. Through subdivision review, they would limit it to one approach per lot. There was good site distance, which would be reviewed more in depth in subdivision review.

The Board perused an aerial photograph that LaDana circulated, which showed the drives more clearly. It wasn't clear if the mobile home on the image was prior to the removal of the mobile home on lot three, if it was on another site or if it was just the pad.

LaDana noted the average density was 3.186, not 3.33. Steve liked that these lots were relatively the same size rather than one big one and two little tiny ones.

Paul observed there were no public present to comment.

Motion made by Steve Rosso, and seconded by Paul Grinde, to approve the variance request with the conditions as stated. Motion carried, all in favor.

OTHER BUSINESS (4:23)

Lita mentioned that court usage would be picking up for the large conference room, and to be aware if a Board of Adjustment meeting got bumped, a sign on the door would direct to an alternative nearby location. She also mentioned the annual social gathering and asked for feedback. For next month, she didn't know of items as yet.

Joel announced this was his last Board of Adjustment meeting as Planning Director. He was moving on to a position in the private sector. Clarence announced that he would be moving on as well, as he preferred not to renew. Joel mentioned the Planning Dept. was in the process of filling a previously open planner position.

Paul Grinde, acting chair, adjourned the meeting at 4:38 pm.